

LAW OFFICE OF ELIZABETH K. CASSIDY, PLLC
7 GRAND STREET
WARWICK, NEW YORK 10990
P: 845.987.7223 | F: 888.549.3886
WWW.EKCASSIDYLAW.COM

October 2, 2024

MEMO

TO: Village of Warwick Planning Board
Applicant

CC: Kristin Bialosky, Planning Board Clerk
Keith Woodruff, Village Engineer

FROM: Elizabeth K. Cassidy, Esq.

RE: Attorney comments on application of Randi and Robert Barlow
19 Poplar Street Warwick, NY 10990
206-1-38

I have reviewed the application of Randi and Robert Barlow for site plan approval to construct an addition to an existing single-family house. I offer the following comments:

Comment	Status
1. The Property is located in the R zoning district. The project obtained area variances from the Zoning Board of Appeals on August 27, 2024 (Decision dated September 5, 2024). The conditions of the variance should be incorporated into any approval.	For Information
2. Application is not subject to GML 239	For Information
3. I note the comments of Keith Woodruff dated October 1, 2024.	For Information
4. A public hearing is required (See § 145-93). Applicant shall mail notice of public hearing at least ten days before the public hearing to property owners within 300 feet of the site.	

5. SEQR: This action is a Type II (See 6 NYCRR 617.5 (c) (11) and no further environmental review is required	For Information
6. Application and site plan to be updated to reflect use group “b”. The application appears to conform the corrected setbacks (Development Coverage, Lot Depth).	

Recommended Action at October 8, 2024 meeting:

Set public hearing